

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Fairfax County Redevelopment and Housing Authority</u> PHA Code: <u>VA019</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>3,253 (based on Fiscal Year 2009 average lease-up)</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.												
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.												
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.												
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.												
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.												
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.												
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.												

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing**).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.*
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.*

5.1 Mission

State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.

The mission of the Fairfax County Redevelopment and Housing Authority (FCHRA) is to initiate and provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve, and revitalize communities through fiscally responsible and open processes.

5.2 Goals and Objectives

Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

FCRHA Goals and Objectives to serve the needs of low-income, very low-income, and extremely low-income families in Fiscal Years 2010 – 2014.

Goal 1. To preserve, expand and facilitate affordable housing opportunities in Fairfax County.

Objectives:

- (a) Preserve at least 25 affordable housing units per year.
- (b) Attain a 95% occupancy rate in the FCRHA's 1,063 Public Housing units each year.
- (c) Attain a 95% occupancy rate in the FCRHA's 1,932 multifamily affordable rental units managed under the Fairfax County Rental Program each year.
- (d) Attain a 98% utilization rate for the FCRHA's 3,204 allocated vouchers in the Housing Choice Voucher program each year.
- (e) Serve an average income of 30% of Area Median Income and below for the Housing Choice Voucher and Public Housing Programs.
- (f) Serve an average income of 60% of Area Median Income and below for the Fairfax County Rental Program.

Goal 2. To provide opportunities for those who work in Fairfax County to live in Fairfax County.

Objectives:

- (a) Continue the residency admissions criteria in the Housing Choice Voucher, Public Housing, and Fairfax County Rental Programs to families who live or work in Fairfax County.
- (b) Provide housing opportunities through the Magnet program to families working in critical fields in Fairfax County, including INOVA Health Systems nurses, police and sheriff officers in training, paramedics and firefighters in training, and Fairfax County Public School (FCPS) teachers and bus drivers.
- (c) Foster private sector development of affordable housing via inclusionary land use and policies (ADU Program and Workforce Housing Policy).

Goal 3. To generate and increase opportunities for homeownership as a means to self-sufficiency, asset growth, neighborhood stability and allow those who work in Fairfax County to live in Fairfax County.

Objectives:

- (a) Continue the Housing Choice Voucher Homeownership Program.
- (b) Facilitate purchase of at least 100 homes via the First-Time Homebuyers Programs.
- (c) Leverage at least \$10,000,000 of non-county funds for the First-Time Homebuyers purchasing in Fairfax County.

Goal 4. To foster the self-sufficiency of FCRHA residents as they move toward financial independence, while recognizing the needs of special populations.

Objectives:

- (a) Provide services for at least 50 Public Housing Family Self-Sufficiency participants (as grant funds allow).
- (b) Provide services for at least 50 Housing Choice Voucher Family Self-Sufficiency participants.

Goal 5. To give citizens a sense of ownership in policies and programs, through open and two-way communication of ideas and information about housing and revitalization challenges and opportunities.

Objectives:

- (a) Enable Public Housing residents and Housing Choice Voucher participants the opportunity to be engaged in FCRHA policymaking through participation in the Resident Advisory Council.
- (b) Allow FCRHA partners the opportunity to be engaged in FCRHA policymaking through regularly scheduled "nonprofit dialogues."
- (c) Hold regularly scheduled briefings with current and prospective Housing Choice Voucher landlords to educate them on the program and encourage participation.
- (d) Reach out to Public Housing residents and Housing Choice Voucher participants through FCRHA newsletters, and to program partners through the FCRHA E-ffordable website, to provide timely information on program changes and policy developments.
- (e) Hold public hearings and public comment periods when required by HUD and when otherwise appropriate.
- (f) Provide time at the beginning of each FCRHA meeting for citizens to be heard.

Goal 6. To assure the continued excellent reputation of the FCRHA through fiscally responsible policies, sound business practices, and well-maintained properties that meet the high community standards of Fairfax County.

Objectives:

- (a) Strive to be ranked as a High Performer in HUD's Public Housing Assessment System (PHAS).
- (b) Strive to be ranked as a High Performer in the HUD's Housing Choice Voucher Section 8 Management Assessment Program (SEMAP).
- (c) Continue to use the Capital Fund Grant Program to renovate and/or modernize FCRHA public housing units.

Report on the progress the FCRHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goal 1. To preserve, expand and facilitate affordable housing opportunities in Fairfax County.

Accomplishments:

- (a) The FCRHA is currently designated as a “High Performer” by HUD for its successful, ongoing implementation of the federal Public Housing and Housing Choice Voucher (HCV) programs. In FY 2009 the FCRHA attained a 99% occupancy rate in its 1,063 Public Housing units; the average household income served was \$22,579, or approximately 24 percent of the Area Median Income (AMI) for a family of three. In the HCV program the FCRHA utilized 100% of its 3,204 allocated vouchers; the average household income was \$19,402, or 21 percent of the AMI for a family of three. In addition, the FCRHA attained a 96% occupancy rate in its 1,932 multifamily affordable rental units managed under the Fairfax County Rental Program; the average household income was \$38,394, or 42% of the AMI for a family of three.
- (b) In FY 2006 the Fairfax County Board of Supervisors made an unprecedented commitment to affordable housing as a community value. The Board announced its Affordable Housing Preservation Initiative in April 2004, and designated the value of one penny of the real estate tax rate for affordable housing. From FY 2006 through FY 2010, the “Penny for Affordable Housing Fund” produced \$95.5 million for the preservation of affordable housing in Fairfax County. Since its inception in FY 2006 through FY 2009, the Penny Fund has consistently been leveraged with non-county funds by a ratio of more than \$3 in private or other public funds invested for every \$1 in county funds expended. As a result of this investment, a total of 2,376 units of affordable housing have been preserved to date, including 960 units acquired by the FCRHA and Fairfax County. In addition to preservation, the Penny Fund has been deployed to support the construction of 90 new units of affordable housing for seniors and to provide below-market gap financing to first-time homebuyers purchasing foreclosed homes in Fairfax County.
- (c) Implemented an enhanced online application process for citizens to apply to the Housing Choice Voucher, Public Housing, and FCRP programs.
- (d) Applied for and received 100 Family Unification Program (FUP) vouchers and 35 Veterans Affairs Supported Housing (VASH) vouchers. Also received 80 preservation vouchers for Winter Hill residents at-risk of losing their affordable housing due to the property’s decision to opt out of its Housing Choice Voucher contract and transition to tenant-based vouchers on the property.

Goal 2. To generate and increase opportunities for homeownership as a means to self-sufficiency, asset growth, neighborhood stability and allow those who work in Fairfax County to live in the county.

Accomplishments:

- (a) Administer a Section 8 (Housing Choice Voucher (HCV)) Homeownership Program and as of FY 2009, fully utilized the allotted 25 homeownership vouchers.
- (b) The FCRHA established a homeownership storefront at its headquarters and in FY 2009, the storefront responded to 3,188 telephone calls and 2,432 walk-ins.

Goal 3. Facilitate the self-sufficiency of FCRHA residents as they move toward financial independence, while recognizing the needs of special populations.

Accomplishments:

- (a) The Fairfax County Rental Program (FCRP) currently serves as the primary program resource for workforce housing offered by the FCRHA; approximately 90 percent of non-elderly households living in FCRP units managed by the FCRHA are working families. Approximately 60 percent of the participants in the FCRHA's federally-funded Housing Choice Voucher and Public Housing programs are working families.
- (b) Provide reasonable accommodations when needed to families with disabilities so they can have equal access to the FCRHA's programs. In FY 2009, 175 reasonable accommodations were approved.
- (c) Administer a Family Self-Sufficiency (FSS) Program in the HCV and Public Housing programs. As of FY 2009 both programs are fully utilized within the 50 slots available for each program.

Goal 4. To assure the continued excellent reputation of the FCRHA through fiscally responsible policies, sound business practices, and well-maintained properties that meet the high community standards of Fairfax County.

Accomplishments:

- (a) The FCRHA has attained High Performer status for both the Public Housing Assessment System (PHAS) and the Section 8 (HCV) Management Assessment Program (SEMAP) in the last three years that HUD has issued its ratings. These systems are used by HUD to monitor a public housing authority's management of each federal program. HUD last issued a PHAS rating in FY 2007, as a final rule relating to the conversion to asset management has not yet been released.

Goal 5. Provide an improved environment for those living in public housing and Housing Choice Voucher units.

Accomplishments:

- (a) The FCRHA fosters and measures customer satisfaction through newsletters to Public Housing and Housing Choice Voucher (HCV) residents and landlords, as well as internal customer satisfaction surveys to HCV residents. In addition, the FCRHA works to involve residents in policy decisions via the Resident Advisory Council, which assists staff in preparing the annual Public Housing Authority plan and reviews and provides input on resident issues.
- (b) Staff works closely with the Fairfax County Police Department to facilitate sharing of crime-related data.
- (c) Public Housing renovations occur in a timely fashion and at maximum amount permitted by the funding of the Capital Grant Program.
- (d) Annual reviews are conducted and have been a success in ensuring an appropriate mix of incomes at public housing properties. This approach works to ensure that developments are within a standard range and avoid over-concentration of very low-income households.

Goal 6. Ensure equal opportunity and affirmatively further fair housing.

Accomplishments:

- (a) The Fairfax County Office of Human Rights conducts surveys of impediments to fair housing.
- (b) In FY 2008 the Board of Supervisors endorsed the updated Fairfax County Fair Housing Analysis of Impediments.
- (c) The FCRHA offers a working preference for admissions into the HCV and Public Housing programs. Applicants must be working or attending school to receive this preference, but it is also extended to elderly or disabled families to ensure equal opportunity to the two federal housing programs.

Goal 7. To support revitalization and entrepreneurial initiatives that benefit the communities and residents of Fairfax County.

Accomplishments:

- (a) The FCRHA continued to support neighborhood revitalization through its Home Repair for the Elderly Program (HREP), and the Home Improvement Loan Program (HILP). HREP, which provides free labor and up to \$500 in materials for minor repairs for income-qualified senior and disabled homeowners, served 120 households in FY 2009. The average income served by HREP was \$17,147, or approximately 24% of the area median income (AMI) for a family of one. HILP, which provides home improvement loans and grants to qualified homeowners, served 16 households in FY 2009. The average income served was \$27,313, or approximately 38% of the AMI for a family of one.

Goal 8. To give citizens a sense of ownership in policies and programs, through open and two-way communication of ideas and information about housing and revitalization challenges and opportunities.

Accomplishments:

- (a) E-ffordable.org website (www.e-ffordable.org) supports the communication and public information needs of Fairfax County's affordable housing activities. New updates are posted every two weeks (monthly in the summer), with breaking news posted as warranted. Website updates circulated to approximately 300 subscribers.
- (b) HCD consistently advertises all public meetings and has well-developed processes for public participation in policy development. HCD meets or exceeds all Virginia Freedom of Information Act (FOIA) requirements in advertising meetings.
- (c) HCD actively markets FCRHA programs and initiatives through a variety of avenues, including the Internet, press releases and media interviews, among others.

Goal 9. To commit to strategic and innovative solutions for meeting changing community needs and challenges.

Accomplishments:

- (a) **Workforce Housing Policy:** As of the end of FY 2009, a total of 931 Workforce Dwelling Units (WDUs) had been committed by developers via approved rezoning actions. It is anticipated that the first of these units could be delivered within 12 to 18 months, depending on market conditions. WDUs are provided in developments under the guidelines of the Board of Supervisors Workforce Housing Policy, which was adopted in the fall of

2007 via amendments to the Comprehensive Plan and Zoning Ordinance. Fairfax County's Workforce Housing Program was selected as winner of the 2008 Virginia Housing Award for the Best Housing Program in Virginia.

- (b) **Partnership for Permanent Housing:** The Partnership for Permanent Housing (PPH) program continued in FY 2009. PPH has a goal of moving 25 homeless families into permanent housing. In FY 2009, 22 PPH households had leased affordable rental units with federal HOME-funded Tenant Based Rental Assistance (TBRA) vouchers, and two participating households had purchased homes. Five TBRA vouchers were issued to participants in the hypothermia prevention program, four of which were still in use at the end of FY 2009. Fairfax County's PPH program won the 2009 National Association for County Community and Economic Development (NACCED) HOME Investment Partnership Program Award.
- (c) **Board Foreclosure Initiative:** In FY 2009, the FCRHA and HCD implemented the Board of Supervisors Foreclosure Initiative, a program designed to address foreclosures and to help stabilize impacted neighborhoods, while increasing the opportunities for additional workforce housing. The program consists of three components: 1) Assistance to homeowners in distress in the form of foreclosure counseling and education; 2) Neighborhood preservation efforts aimed at helping property owners keep up their properties; and 3) Providing access to gap financing, in the form of below-market, shared equity second trusts, for first-time homebuyers to purchase foreclosed homes.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Submission.

The FCRHA has revised its PHA Plan in three areas:

1. In the Public Housing and Housing Choice Voucher programs, the FCRHA has permanently adopted a change to the rent burden preference. Whereas previously families could only receive this preference if they paid more than 30% of their gross annual income for rent and utilities, the FCRHA also provides the preference to families that are at or below 50% of Area Median Income (AMI). See Section 6.0.1.
2. In the Public Housing and Housing Choice Voucher programs, the FCRHA has changed its waiting list policy so that only applicants that meet all of the FCRHA's local preferences will be placed on the lists. Previously the FCRHA organized applicants by date and time of application within priority groups based on the number of preferences claimed by the household. The FCRHA also will open and close its waiting lists for both programs in accordance with HUD Guidance – generally so that the wait for assistance is no more than 12 to 24 months. See Section 6.0.1.
3. In the Public Housing program and Housing Choice Voucher programs, the FCRHA has changed the criteria for when it will process an increase in the family's income between annual reexaminations. See Section 6.0.3.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

The Five-Year and Annual Plan may be obtained at the FCRHA's main administrative office (3700 Pender Drive, Fairfax, VA 22030), at the County's South County Government Center Office location

(8350 Richmond Highway, Suite 527, Alexandria, VA 22309) as well as at each Asset Management Project (AMP) office location. These include Greenwood Apts, Rosedale Manor, Old Mill, West Ford, Ragan Oaks, Barros Circle, West Glade, Kingsley, Robinson Square and Murraygate Villages. Copies of the approved plans are also provided to each of the Resident Advisory Council members.

Information regarding any activities outlined in this plan including supporting documents can be obtained by contacting the FCRHA's main administrative office (3700 Pender Drive, Fairfax, VA 22030) as well as the County's South County Government Center Office location (8350 Richmond Highway, Suite 527, Alexandria, Virginia 22309).

The plan is also available for review on the FCRHA web site: www.fairfaxcounty.gov/rha. A public hearing was held on January 21, 2010.

Staff met with the Resident Advisory Council (RAC) at various meetings from August 2009 – November 2009. The RAC's comments are attached as Attachment E.

6.0.1 Eligibility, Selection, and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Eligibility

Eligibility for admission to public housing is determined when families are being considered for the suspense pool, generally within six months of admission.

The PHA uses the following criteria for screening applicants:

- a. Criminal or Drug-related activity to the extent required by law or regulation including criminal records from local and state law enforcement agencies;
- b. Rental history;
- c. Credit reports; and
- d. Tenant checks to determine if the applicant owes money to another Housing Authority.

Waiting List

The PHA provides Community wide options through the use of three service area lists (Area I – South County, Area II – Central County, and Area III – North County).

When the waiting list is open, interested persons may apply at the PHA main administrative office, the Fairfax County South County Government Center office, through computer kiosks at various public sites throughout the County, and through the PHA's web site, www.fairfaxcounty.gov/rha.

Assignment

An applicant will be removed from the waiting list if the applicant rejects one vacant unit without good cause. Good cause would be if an applicant declines a unit for a valid reason, such as medical (i.e., unable to climb stairs), if the unit is too far from employment, or due to special education needs of a dependent.

The next unit will meet the applicant's need but if it is declined, the applicant will be removed from the waiting list.

Admissions Preferences

Applicants are placed on the waiting list based on date and time of application solely for those applicants who meet all of the FCRHA's preferences, provided the household is within the income limits for the program in which they are applying. Prior to admission to the program, HCD verifies the information provided on the application, including any preference claimed by the applicant family.

These preferences are:

1. Homeless preference – Up to 50% of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a HUD-approved Transitional Housing Program;
2. Residency preference – Lives or works in Fairfax County;
3. Rent Burden preference – Pays more than 30% of their gross annual income for rent and utilities or has household income below 50% AMI; and
4. Working preference – At least one of the following:
 - a. Employed, attending school or participating in a job training program OR in a combination of these for at least 30 hours per week;
 - b. 62 years or older (single elderly family member will qualify before a single, non-elderly family);
 - c. Meets the U.S. Department of Housing and Urban Development (HUD) definition of being disabled;
 - d. Is the only adult in the household, is working less than 30 hours per week, and is the primary caretaker of a disabled dependent.

The FCRHA will open and close its Public Housing waiting lists for specific bedroom sizes and areas on an as-needed basis in accordance with HUD Guidance – generally so that the wait for assistance is no more than 12 to 24 months.

Deconcentration and Income Mixing

The average annual income as of August 2009 for FCRHA properties, excluding one bedroom units, is \$24,235.

The following developments have incomes above the 85 percent range. The FCRHA will target lower income applicants for units at 19-11(Shadowood), 19-27 (Robinson Square), 19-29 (Sheffield Village), 19-51 (Tavener Lane), 19-55 (The Green which includes West Glade, Copper Mill, Monroe Chase, Virginia Station, Townes at Walney Oaks, and Townes at Woodland Glen), and 19-56 (Greenwood II and Barkley Square) as vacancies become available.

The following developments have incomes below the 85 percent range. The FCRHA will target higher income applicants for units at 19-13 (The Atrium), 19-25 (Villages at Falls Church), 19-26 (Heritage Woods I), 19-28 (Heritage Woods South), 19-31 (Briarcliff II), 19-34 (West Ford III), and 19-36 (Belle View) as vacancies become available.

B. Housing Choice Voucher

Eligibility

The PHA uses the following criteria for screening applicants:

Criminal or drug-related activity only to the extent required by law or regulation including criminal records from local and state law enforcement agencies.

The PHA shares participants' prior landlord names and addresses, and any information regarding damage claims paid on behalf of the participant with prospective landlords.

Waiting List

When the waiting list is open interested persons may apply at the PHA main administrative office, the Fairfax County South County Government Center office, through computer kiosks at various public sites throughout the County, and through the PHA's web site, www.fairfaxcounty.gov/rha.

Search Time

Current policy is that no extensions are given beyond the initial 60-day period except under the following conditions - The FCRHA provides extensions to voucher holders with disabilities through the reasonable accommodation process and on a case-by-case basis, will provide extensions to participants without a reasonable accommodation request if the participant can demonstrate that they have made a good faith effort to find housing within the 60-day period. However, the FCRHA may choose to adjust this policy dependent upon market conditions, lease-up rates, reasonable accommodation request approvals, and available budget authority.

Admissions Preferences

Applicants are placed on the waiting list based on date and time of application solely for those applicants who meet all of the FCRHA's preferences, provided the household is within the income limits for the program in which they are applying. Prior to admission to the program, HCD verifies the information provided on the application, including any preference claimed by the applicant family.

These preferences are:

1. Homeless preference – Up to 50% of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a HUD-approved Transitional Housing Program.
2. Residency preference – Lives or works in Fairfax County;
3. Rent Burden preference – Pays more than 30% of their gross annual income for rent and utilities or has household income below 50% AMI; and
4. Working preference – At least one of the following:
 - a. Employed, attending school or participating in a job training program OR in a combination of these for at least 30 hours per week;
 - b. 62 years or older (single elderly family member will qualify before a single, non-elderly family);
 - c. Meets the U.S. Department of Housing and Urban Development (HUD) definition of being disabled;

- d. Is the only adult in the household, is working less than 30 hours per week, and is the primary caretaker of a disabled dependent.

The FCRHA will open and close its HCV waiting list on an as-needed basis in accordance with HUD Guidance – generally so that the wait for assistance is no more than 12 to 24 months.

6.0.2 Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	\$2,758,475	
b) Public Housing Capital Fund	\$1,915,735	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 HCV Tenant-Based Assistance	\$42,194,466	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$282,923	Eligible purposes
h) Community Development Block Grant		
i) HOME		
j) Capital Fund Recovery Grant (Stimulus)	\$2,294,177	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$4,853,575	Eligible purposes
4. Other income (list below)		
Investment income	\$109,404	Eligible purposes
5. Non-federal sources (list below)		
County General Fund	\$829,673	Public housing operations
Total resources	\$55,238,428	

6.0.3 Rent Determination [24 CFR Part 903.7 9 (d)]

A. Public Housing

The FCRHA employs discretionary policies for determining income based rent. The FCRHA has adopted minimum rent hardship exemptions for situations including, but not limited to:

- The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- Would be evicted as a result of the imposition of the minimum rent requirement;
- Has lost income because of changed circumstances, including loss of employment;
- Has experienced a death in the family.

The Public Housing minimum rent is \$50. Between income reexaminations, tenants report all changes in income or family composition to the FCRHA. The FCRHA will process all decreases in income and will only process increases in income in the following situations:

- A household member's income changes from zero income to income;
- A household member's income changes from unearned income to income;
- There is an addition to the household who adds household income;
- A household member's employment changes from part-time to full-time employment;
- When a household will reach the maximum income limit for continued occupancy in Public Housing.

These policies will result in fewer interim income increases being processed and do not apply to households enrolled in the Family Self-Sufficiency program or those under the Earned Income Disregard. The FCRHA's flat rents are determined by a system based on a market analysis of the property. The methodology is similar to that of the housing choice voucher rent reasonableness structure and takes into consideration factors related to the property's age, location, unit type, unit size, utilities, amenities, housing services, and physical condition.

B. Housing Choice Voucher Tenant-Based Assistance

The FCRHA employs discretionary policies for determining income based rent. The FCRHA has adopted minimum rent hardship exemptions for situations including, but not limited to:

- The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- Would be evicted as a result of the imposition of the minimum rent requirement;
- Has lost income because of changed circumstances, including loss of employment;
- Has experienced a death in the family.

The Housing Choice Voucher minimum rent is \$50. Between income reexaminations, tenants report all changes in income or family composition to the FCRHA. The FCRHA will process all decreases in income and will only process increases in income in the following situations:

- A household member's income changes from zero income to income;
- A household member's income changes from unearned income to income;
- There is an addition to the household who adds household income;
- A household member's employment changes from part-time to full-time employment;
- When a household will reach the maximum income limit for continued occupancy in Public Housing.

These policies will result in fewer interim income increases being processed and do not apply to households enrolled in the Family Self-Sufficiency program or those under the Earned Income Disregard.

Generally the FCRHA maintains the voucher payment standard at 100 percent of the Fair Market Rent (FMR). The FCRHA will adjust the standard as dictated by levels of FMR, program funding, and on market conditions. The current voucher payment standard is set at 100 percent of FMR.

6.0.4 Operations and Management

A. PHA Management Structure

The FCRHA is a political subdivision of the Commonwealth of Virginia and is empowered to implement housing, community development, and redevelopment programs within Fairfax County and such towns, cities and counties with which it has cooperation agreements. The Fairfax County Board of Supervisors created the Department of Housing and Community Development (HCD) in 1973 for the purpose of carrying out the programs and serving as the staff of the FCRHA.

- Management and organization of the HCD:
 1. Administration Division
 2. Office of Housing Management
 3. Property Improvement and Maintenance Division
 4. Financial Management Division
 5. Real Estate Finance & Grants Management Division
 6. Design, Development and Construction Division
 7. Information Systems and Services Division
 8. Homeownership and Relocation Services Division
- HCD's staffing level is 245 professional and support positions (includes merit, limited term, and vacant positions). The major programs that they administer include:
 1. Housing Choice Voucher (HCV) Program
 2. Public Housing Program management, maintenance, and modernization
 3. Fairfax County Rental Program (FCRP)
 4. FCRP/Senior Housing Program
 5. FCRP/Special Needs Housing Program
 6. Affordable Dwelling Unit (ADU) Homeownership and Rental Programs
 7. Home Repair and Improvement Programs
 8. First-Time Homeownership Programs, including Moderate Income Direct Sales (MIDS)

9. Homebuyer Downpayment and Closing Cost Assistance Programs, including the Silver Lining Program
10. Community Development Block Grant Program
11. HOME Investment Partnership Program
12. Neighborhood Improvement Program
13. Assisted Housing Development and Preservation Program
14. Relocation Services Program
15. Financing Affordable Housing and Community Projects Program

B. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

The FCRHA has 27 public housing developments with a total of 1,063 units in the public housing inventory. In many cases, the public housing units are scattered among other units in the development, meaning that FCRHA does not own the entire property. Public housing units range in age from 50 years (Kingsley Park) to Affordable Dwelling Unit townhouses constructed within the last 10 to 12 years. Public Housing units include individual apartments scattered among market rate condominiums to townhouse units and garden apartments. The Department of Housing and Community Development (HCD) administers the Public Housing Program in accordance with HUD and FCRHA policies and procedures.

The public housing program serves households with incomes up to 50 percent of the area median income. The average annual income of tenant households as of August 2009 was \$24,235 per year.

Management: The Office of Housing Management shares the management of the Public Housing Program. HCD's Property Management Division has the responsibility for the day-to-day asset management and operations of the FCRHA's Public Housing Program. The Division issues detailed policies and procedures that are used in managing and maintaining the 27 public housing developments. The Rental Services Division has the responsibility for the day-to-day management and operations of the FCRHA's Public Housing wait list, eligibility, occupancy, annual re-certifications, annual inspections, compliance, and risk management functions. The Division issues policies and procedures that are used in administering 1,063 public housing units and annual re-certifications. These procedures will be reviewed and revised to reflect the automation of many of these processes and changes in general practices.

These documents are maintained at HCD's headquarters location, 3700 Pender Drive, Fairfax, Virginia.

Maintenance: The Property Improvement and Maintenance Division (PIMD) and Property Management Division have direct responsibility to maintain FCRHA-owned properties in keeping with community standards and to ensure that all its properties are safe, decent, and affordable for the long-term. The public housing property managers coordinate maintenance activities with PIMD.

In performing its maintenance functions at public housing developments, maintenance activities are guided by specific requests, rules, standards, and policies that direct the Divisions in its maintenance function of keeping all public housing units in a viable living condition. PIMD handbooks contain the following subject matters related to the maintenance function.

- Resident Unit Inspection Procedures.

- Unit Work Order Procedures.
- Quality Control Procedures.
- Procedures for Statement of Maintenance Charges and Credits.
- Procedures for the Eradication of Pests.
- Procedures for Risk Management—Playground Health and Safety.

These documents are maintained at PIMD's headquarters location, 4500 University Drive, Fairfax, Virginia.

(2) Housing Choice Voucher Management: (list below)

The HCV program is a federally subsidized program administered by the FCRHA in Fairfax County in which the FCRHA assists eligible low-income households rent privately owned housing by providing a monthly rent subsidy for units that meet Federal Housing Quality Standards. The HCV program serves households with incomes up to 50 percent of the area median income.

Management: HCD's Rental Services Division has the responsibility for the day-to-day management and operations of the FCRHA's HCV Program. The Division issues detailed policies and procedures in its HCV Administrative Plan that are used by the Rental Services Division in administering approximately 3,204 Annual Housing Assistance Payment Contracts. The HCV Administrative Plan is maintained at HCD's headquarters location, 3700 Pender Drive, Fairfax, Virginia.

6.0.5 Grievance Procedures

A. Public Housing

The FCRHA established written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing. These procedures include:

Hearing procedures dated June 19, 1995, implements HUD's Final Rule on Restrictions on Assistance to Non-citizens; and Hearing procedures implementing the FCRHA's Reasonable Accommodation Process.

Residents can contact the FCRHA main administrative office or the Fairfax County South County Government Center office to initiate the FCRHA grievance process.

B. Housing Choice Voucher Tenant-Based Assistance

The FCRHA established informal review procedures for applicants to the Housing Choice Voucher tenant-based assistance program and informal hearing procedures for families assisted by the Housing Choice Voucher tenant-based assistance program in addition to federal requirements found at 24 CFR 982. These procedures include Hearing procedures dated June 19, 1995, implements HUD's Final Rule on Restrictions on Assistance to Non-citizens; and Hearing procedures implementing the FCRHA's Reasonable Accommodation Process.

Applicants or assisted families can contact the FCRHA main administrative office or the Fairfax County South County Government Center office to initiate the informal review and informal hearing processes.

6.0.6 Designated Housing for Elderly and Disabled Families

The FCRHA does not have any projects designated or pending designation for elderly and disabled families.

6.0.7 Community Service and Self-Sufficiency

Economic and Social Self-Sufficiency programs

The FCRHA administers both PH and HCV Family Self-Sufficiency (FSS) Programs. The FSS participants' service plans include the use of a Release of Information that permits the exchange of information between the agencies.

The FCRHA has a HUD-approved waiver to assist 50 participants of the Housing Choice Voucher program.

In addition to the Family Self-Sufficiency programs the FCRHA offers Resident Management Aide opportunities at public housing properties. The FCRHA also works with other County Agencies as well as non-profit organizations to provide access to computer learning centers, pre-employment programs, parent/child enrichment programs, on-site educational programs, wellness and fitness programs and therapeutic group activities.

Community Service

The FCRHA's policy on performing Community Service while a resident is in a public housing unit, effective October 1, 1999, is that each adult public housing resident, not exempted by the Act, shall perform at least 8 hours of community service per month for 96 hours per year. Generally, the tenant should perform the required service on a month-to-month basis.

The FCRHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the FCRHA's public housing rent determination policies and train staff to carry out those policies.
- Informing residents of new policy on admission and reexamination.
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing a protocol for exchange of information with all appropriate TANF agencies.

6.0.8 Safety and Crime Prevention

Based on quarterly resident meetings, the majority of residents feel safe in their homes and when walking in the development during the daytime. Concerns that are mentioned at meetings relate to lighting and loitering issues. Remedies include monitoring and replacing lights, installation of security fences, and posting no parking and loitering signs to prevent drug dealing and loitering at the properties. The FCRHA will work within local community restrictions, as it has limited ability to address tenant requests in communities governed by Homeowner Association regulations that do not permit installation of additional lighting. Other remedies include increased contact with the police to help enforce no trespass letters and prosecution efforts.

The Fairfax County Police Department (FCPD) provides crime statistics to the FCRHA for analysis. Arrest data is also provided on a weekly basis from FCPD. The arrest data is used to detect drug-related and violent criminal activity of tenants. The arrest data also reveals unauthorized persons residing in units and households in need of referrals for service to determine if intentional fraud has been committed.

As established by an agreement between the FCRHA and FCPD, reports containing Calls for Service and Field Investigative Reports for Part I and Part II crimes are provided semi-annually to HCD. The agreement also allows HCD, to the extent authorized by law, to access all public information that in any way deals with criminal activity on any FCRHA property. FCPD also provides copies of public records that document or substantiate actual or potential criminal activity in or connected with the public housing developments. This information is provided at no cost to HCD. Weekly arrest data is also provided to HCD by FCPD. This data is provided on disk and is then matched with the HCD database.

The Fairfax County police officers have access to site offices and are invited to quarterly resident meetings. Police may use site space to meet with residents, and discuss warnings to any person found to be in violation of HCD rules and regulations that could be considered illegal. HCD also has offered public housing units to police officers in accordance with HUD regulations.

The FCPD officers involved in investigations, arrests and other law enforcement activities involving public housing residents will appear at grievance hearings, as well as in courts of law, as necessary. In termination actions for violent criminal activity and drug-related activity, they will offer testimony, present evidence, be cross-examined and be an expert witness to support HCD's termination action against a public housing resident. The partnership of HCD and the FCPD in eliminating such activity from public housing properties demonstrates the mutually shared investment both parties have in improving the living conditions for public housing residents and the safety of public housing properties.

6.0.9 Pets

Policy Statement

The FCRHA's policy on pet ownership in public housing permits a resident to own a maximum of two pets (only one of which may be a dog) while a resident in a public housing unit. The resident must maintain the pet in the public housing development subject to the FCRHA's requirements.

Regular FCRHA pet policies do not apply to animals that are used to assist persons with disabilities and are necessary as a reasonable accommodation. Assistance animals are exempt from the FCRHA's pet restrictions on number, size or type, and the FCRHA's policy requiring pet fees and deposits. (Notice PIH 2006-13(HA)).

6.0.10 Civil Rights Certifications

Civil rights certifications are included in the PHA Certifications of Compliance with PHA Plans and Related Regulations, included in Attachment F.

6.0.11 Fiscal Year Audit

The PHA submitted the most recent fiscal year end independent auditors' report to HUD.

6.0.12 Asset Management

Long-Term Asset Management Goals and Objectives

- The operating needs of the public housing stock are:
 1. Project-based budgeting for all developments.
 2. Improved resident training in basic home and equipment maintenance.
 3. Establishing a review process that will look at existing and new property management policies in terms of their economic impact on the public housing program.
 4. Establishing a program of property rehabilitation in conjunction with the Capital Grant Fund.
 5. Continuing implementation of a computer facility management software package that will integrate rent records with work orders and capital construction history. Implementation of the progress in underway, Phase I is complete.
- The capital investment and rehabilitation needs of the public housing stock are assessed as follows:
 1. The FCRHA contracts with an independent engineering consultant for periodic inspections of its public housing units to update replacement reserve computations/preventative maintenance recommendations and capital needs recommendations.
 2. The FCRHA will continue with annual inspections of public housing developments to identify risk management needs, security needs, and physical improvement needs.
 3. Capital improvements are underway in the FCRHA's older developments in order to meet a compatibility standard with the surrounding market environment.
 4. Disposition of public housing units is not being planned during the annual plan period.

6.0.13 Violence Against Women Act (VAWA)

Per the requirements of the 2005 Violence Against Women Act (VAWA), the Fairfax County Redevelopment and Housing Authority (FCRHA) is required to include a statement concerning VAWA as an attachment to its five-year and annual plans. This statement is submitted in response to that requirement.

The FCRHA notified current Public Housing residents and Housing Choice Voucher (HCV) participants of their rights under VAWA and HCV landlords of their responsibilities under this law, in January 2007. The notifications to the residents/participants contained:

- A description of what the law states and what protections it offers them;
- Instructions for what to do if they or their family are being victimized;
- Domestic violence services provided by Fairfax County, along with phone numbers for each service;
- What the FCRHA requires to certify the abuse took place and that the victim(s) took action against the abuser;
- How reports will be kept confidential; and
- What the FCRHA will do once a report is filed and how to file a report.

The notifications sent to HCV landlords contain a description of what the law states and how it applies to them; what landlords should do if violence is occurring in their units; what protections they can offer to their residents; and what actions the landlord can take if the abuser re-enters the unit.

All residents/participants receive a VAWA acknowledgement form at recertification that explains their rights. All household members over 18 are required to sign this form, indicating that they understand these rights. Landlords receive a letter stating what their responsibilities are in regards to VAWA.

The FCRHA has an ongoing relationship with Fairfax County's Domestic Violence Coordinator and staff refers clients to her when a need for services has been established.

It is the FCRHA's policy that no applicant who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if he/she is otherwise qualified. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence. The FCRHA may terminate assistance and remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking against family members or others without terminating the assistance or evicting victimized lawful occupants. The FCRHA will honor court orders regarding the rights of access to or control of the property, including civil protection orders, emergency protective orders, and other orders issued to protect the victim and to address the distribution or possession of property among household members in cases where the family breaks up.

There is no limitation on the ability of the FCRHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims. There is no prohibition on the FCRHA terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated." Any protections provided by law which give greater protection to the victim are not superseded by these provisions. The FCRHA may require certification by the victim of victim status on such forms as the FCRHA and/or HUD shall prescribe and approve.

7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Financing Modernization or Development

The FCRHA does not plan to apply for any HOPE VI or Mixed Finance Modernization or Development.

(b) Demolition and/or Disposition

The FCRHA does not have any projects currently or pending demolition or disposition.

(c) Conversion of Public Housing

The FCRHA does not have any projects currently or pending for conversion from Public Housing to Tenant-Based Assistance

(d) Homeownership

The FCRHA does not have any projects currently or pending for Public Housing homeownership.

The FCRHA plans to administer a Homeownership program under the Housing Choice Voucher Program.

The FCRHA has eligibility criteria for participation in its HCV Homeownership Option program in addition to HUD criteria. This criteria is listed in Attachment B. The current program size is 25.

The FCRHA sponsors a variety of homeownership programs through the Homeownership and Relocation Services Division of the Fairfax County Department of Housing and Community Development. Please see Attachment A.

(e) Project-Based Vouchers

Annual Plan Statement:

The project-based voucher regulation was initially enacted in 1998, as part of the statutory merger of the certificate and voucher tenant-based assistance programs. This regulation permitted a Public Housing Authority (PHA) to project-base up to 20 percent of its Housing Choice Vouchers. At its March 1, 2001 meeting, the FCRHA approved a plan to convert up to 278 Housing Choice tenant-based vouchers to project-based assistance, including criteria for participation in the program. This plan was subsequently approved by HUD. At that time 167 units in eight properties were approved for subsidy with project-based voucher assistance under the Project-Based Voucher program (PBV).

HUD adopted new rules for the program on October 13, 2005 with an effective date of November 14, 2005. HUD's Final Rule made some significant changes to program definitions and the Final Rule institutes comprehensive changes in every area of the regulations governing the PBV program. Changes made by PHAs to comply with this Final Rule must be consistent with the PHA Administrative Plan and Annual Plan.

The FCRHA approved a variety of changes to its Administrative Plan to comply with the new Final Rule at its March 16, 2006 meeting. The approved changes to the FCRHA Administrative Plan include utilizing PBV assistance for up to 20% of budget authority, and the use of administrative fees for relocation costs.

At its meeting on September 20, 2007, the FCRHA authorized the advertisement of a solicitation for proposals for the remaining 111 vouchers under the original allotment and 41 were awarded. On December 13, 2007, the FCRHA authorized an additional advertisement to utilize the remaining vouchers with a priority for organizations providing housing and services for seniors, and 48 more PBV were awarded.

SELECTION CRITERIA: The chart below revises the criteria for FCRHA awards of project-based assistance. A prerequisite criterion is that sites meet the Housing Quality Standards, site control be demonstrated and the units cannot be in high poverty census tracts unless an exception is granted by the FCRHA for the project.

Category	Criteria	Weight
Site and Community Amenities	Points will be awarded based on an inverse of the HCV utilization rates in the census tracts in which property is located. Properties in census tracts with lower rates of HCV utilization will receive higher point awards.	20 Points
Amenities & Housing Quality Standards (HQS)	Points will be awarded based on the range of amenities from standard, non-luxury to exceptional in multifamily, or townhouse units meeting or exceeding Housing Quality Standards (HQS). Applications from projects will not be considered until they are in compliance with HQS. (HQS booklet is attached--Inspection Form-Housing Choice Voucher Program)	5 Points
Experience & Management	Experience of developer/owner with development, rehabilitation, or management of multifamily units or similar properties and experience with assisted housing programs, or plans to use a management company with a record of such experience managing projects similar to the proposal. Management and staffing plan and occupancy status of properties or for rehab/new construction projects schedules and status reports will be awarded points.	35 Points
Consistency with FCRHA's initiatives	FCRHA's Initiatives include: <input type="checkbox"/> Housing First with Services <input type="checkbox"/> Preservation of affordable rental housing for a minimum of 30 years; <input type="checkbox"/> Senior housing initiatives (e.g. 62 years or older, incomes below 30% Area Median Income); <input type="checkbox"/> Specialized fully accessible (Uniform Federal Accessibility Standards) housing for persons with disabilities integrated with units for persons without disabilities	20 Points
Feasibility of the Project	Feasibility of the project – able to demonstrate financial backing and commitment to be able to rent units within current HUD approved payment standard or within approved exception rent limits as evidenced by project's proforma operating budget. Time required to build or to rehab must be reasonable, and rent must be reasonable.	20 Points

8.0 Capital Improvement Needs

For Capital Improvement information see Attachment C and Attachment D.

8.0.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

The Capital Fund Program Annual Statement is provided as Attachment C. FCRHA's use of its American Recovery and Reinvestment Act of 2009 (ARRA) allocation of Capital Fund Program funds is detailed in the Annual Statement found in Attachment C.

8.0.2 Capital Fund Program Five-Year Action Plan

The Capital Fund Program Five-Year Action Plan is provided as Attachment D.

9.0 Housing Needs

Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs.

Extremely Low-Income

Of the 20,002 extremely low-income (30% of Area Median Income or less) Fairfax County renters and owners identified in the *Fairfax County Five-Year Consolidated Plan for FY 2006-2010*, 79% have some kind of housing problem, including 62% that have extreme rent/cost burdens of 50% or more of their household income. Large families, considered so if they have five or more people, are particularly at-risk, as 96% of large families have some kind of housing problem and 66% have extreme rent/cost burdens of 50% or more of their household income.

Elderly

Over one-in-four extremely low-income (ELI) households in Fairfax County consist of one or more people aged 62+ (28%). Elderly extremely low-income households are much less likely to have housing problems than families or non-elderly, unrelated individuals (including 1-person households, unmarried couples without children, and unrelated roommates).

Disabled

Of the 3,975 extremely low-income households with mobility or self-care limitations in Fairfax County, half are elderly (62+ 1 & 2 member households) and more of the elderly households were 75 and older than 62 to 74. Although 64% of elderly households with mobility or self-care limitations have housing problems, non-elderly households with mobility or self-care limitations are even further affected by housing problems (76%).

Racial/Ethnic Groups

According to the draft *Fairfax County Five-Year Consolidated Plan for FY 2011-2015*, based on an analysis by the Virginia Center for Housing Research at Virginia Tech, there are no racial or ethnic groups within any income category identified by the 2009 Comprehensive Housing Affordability Strategy (CHAS) data with a disproportionately greater need in Fairfax County.

Families on the Public Housing and Housing Choice Voucher Waiting Lists

As of October 2010 approximately 71% of the total families on the Public Housing and Housing Choice Voucher waiting lists were extremely low-income families.

Very Low-Income and Low-Income

Of the 49,780 very low-income (30% to 50% of Area Median Income) and low-income (50% to 80% of Area Median Income) Fairfax County renters and owners identified in the *Fairfax County Five-Year Consolidated Plan for FY 2006-2010*, 69% have some kind of housing problem, including 21% that have extreme rent/cost burdens of 50% or more of their household income. Large families, considered so if they have five or more people, have more housing problems than other groups (79%), but unlike large families in the ELI group, low-income large families have less extreme/cost burdens (13%) than any other group in this income range.

Elderly

Approximately one-in-five very low- and low-income (LI) households in Fairfax County consist of one or more people aged 62+ (19%). Elderly renters are much more likely to have severe cost burdens at this income level (27%) than are any other group. Elderly owners are much less likely to have severe cost burdens at this income level (19%) than are any other group.

Disabled

Of the 6,372 very low- and low-income households with mobility or self-care limitations in Fairfax County, nearly 60% are non-elderly. These non-elderly households are much more likely to have housing problems (68%) than elderly households (49%).

Racial/Ethnic Groups

According to the draft *Fairfax County Five-Year Consolidated Plan for FY 2011-2015*, based on an analysis by the Virginia Center for Housing Research at Virginia Tech, there are no racial or ethnic groups within any income category identified by the 2009 CHAS data with a disproportionately greater need in Fairfax County.

Families on the Public Housing and Housing Choice Voucher Waiting Lists

As of October 2010 approximately 29% of the total families on the Public Housing and Housing Choice Voucher waiting lists were very low- and low-income families.

9.0.1 Strategy for Addressing Housing Needs

The Fairfax County Redevelopment and Housing Authority (FCRHA) will take the following steps to address the housing needs of families in the County and on the waiting lists in the upcoming year:

- Continue to provide a waiting list preference for families that are rent-burdened and apply for either the HCV program or Public Housing program. This preference will be provided to any family that is paying 30% or more of its income on rent and utilities. Families with an income at or below 50% of Area Median Income will also receive this preference.
- Continue to provide a waiting list preference for families that are elderly or disabled and apply for either the HCV program or Public Housing program. Elderly or disabled families receive the benefit of the FCRHA's working preference, which is one of the three preferences a family must meet in order to be placed on the waiting lists.

- Continue to provide up to 50% of all admissions in the HCV and Public Housing programs to families in a special pool of applicants. These families are (1) homeless families in transitional housing meeting HUD's transitional housing definition, (2) homeless families who are in Project Homes emergency shelters or have been involuntarily displaced, and (3) homeless disabled families referred by the Fairfax/ Falls Church Community Services Board.
- Continue to produce Public Housing units that comply with Uniform Federal Accessibility Standards (UFAS) and are accessible for persons with mobility impairments.
- Continue to provide reasonable accommodations to families when the accommodation is necessary to afford a person with a disability the equal opportunity to use and enjoy a program or dwelling unit.

10.0 Other Information

(a) Progress in Meeting Mission and Goals.

See Section 5.2.

(b) Significant Amendment and Substantial Deviation/Modification.

In accordance with PIH Notice 99-51 (HA) issued December 14, 1999, PHAs must define "substantial deviation" of Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan. The Quality Housing and Work Responsibility Act of 1998 requires that PHAs explain "substantial deviation" from the 5-Year Plan in their Annual Plans. The Act also provides that, while PHAs may change or modify their plans or policies described in them, any "significant amendment or modification" to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements.

The FCRHA's definition of "substantial deviation" of Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan will consider the following to be significant amendments or modifications:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items when dollar amount exceeds 10 percent of the Capital Fund Budget or the amount of replacement reserve funds that exceed 10 percent of the annual Capital Fund Budget.
- Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

(c) Applicable memorandum of agreements with HUD or any plan to improve performance

The FCRHA currently has no memorandum of agreements with HUD or any plan to improve performance.

Attachments

Attachment A: Description of Homeownership Programs

Attachment B: FCRHA Housing Choice Voucher Section 8 Homeownership Capacity Statement

Attachment C: Annual Statement for FY 2010

Attachment D: FY 2010 Capital Fund Program 5-Year Action Plan

Attachment E: Comments of the Resident Advisory Board and other Boards

Attachment F: List of Certifications to be Submitted by April 16, 2010

Attachment G: Performance and Evaluation Reports; Capital Fund Program